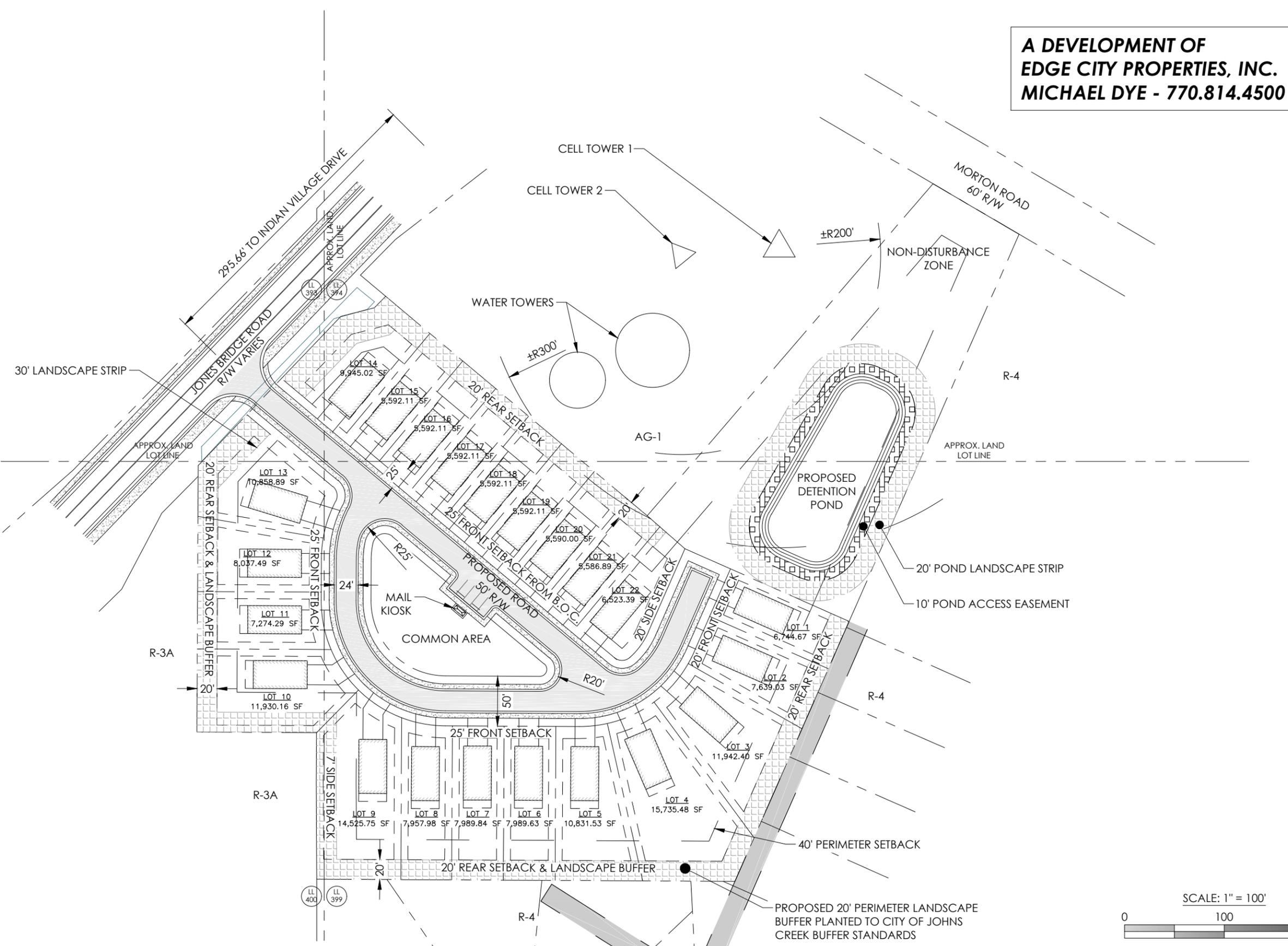


**A DEVELOPMENT OF
EDGE CITY PROPERTIES, INC.
MICHAEL DYE - 770.814.4500**



SITE NOTES:

SITE AREA:
TOTAL AREA: ±7.47 ACRES

SITE ZONING:
EXISTING ZONING: AG-1
PROPOSED ZONING: R-5A

ZONING REQUIREMENTS:
MIN. LOT WIDTH: NONE
MAX UNIT DENSITY: 3.0 UNITS/ACRE
MAX. BUILDING HEIGHT: 40 FT
MIN. LOT AREA: 4,000 SF

MINIMUM SETBACKS:
FRONT: 25 FT FROM B.O.C. (20 FT FROM SIDEWALK)
SIDE (MAJOR): 20 FT
SIDE (MINOR): 7 FT
REAR: 20 FT
MIN. PERIMETER SETBACK
FOR ENTIRE DEVELOPMENT: 40 FT

PROPOSED LOT SUMMARY:
PROPOSED USE: SINGLE-FAMILY DETACHED HOUSES
PROPOSED LOTS: 22
PROPOSED UNIT DENSITY: 2.95 UNITS/ACRE

REQUESTED VARIANCES:

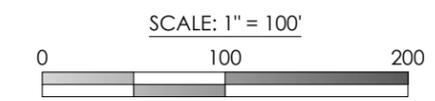
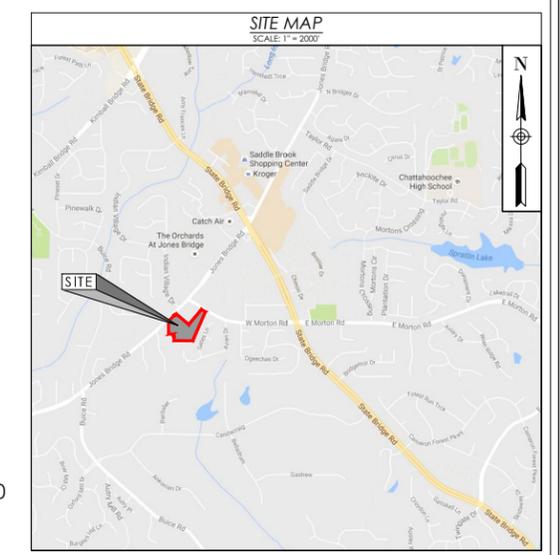
- NONE

FLOOD NOTE:

- ACCORDING TO F.I.R.M. MAP #13121C0086F DATED SEPTEMBER 18, 2013, THIS SITE IS NOT IN A FLOOD HAZARD ZONE.

NOTE:

- THIS SITE IS LOCATED WITHIN LAND LOT 152, 151, 133, AND 144 1ST DISTRICT, 1ST SECTION FULTON COUNTY, GA.



THIS ILLUSTRATION IS A CONCEPTUAL SITE PLAN FOR PROPOSED DEVELOPMENT POTENTIAL. IT DOES NOT BIND OR LIMIT THE OWNER/DEVELOPER, NOR SHALL THE ENGINEER/ARCHITECT BE BOUND OR LIMITED BY THIS CONCEPTUAL DEVELOPMENT PLAN. ALL ILLUSTRATIONS/DRAWINGS ARE SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND ANY OTHER GRAPHIC REPRESENTATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.

MAXWELL-REDDICK AND ASSOCIATES
ENGINEERING • LAND SURVEYING
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11605 HAYNES BRIDGE RD SUITE 475 ALPHARETTA, GA 30009 (404)693-1618 OFFICE
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REVISIONS:	DESIGNED: GSU	DRAWN BY: GSU	CHECKED: JW
△ 01/09/17: REVISED PER CITY COMMENTS	DATE: JAN. 04, 2017		
	JOB NO.: 2016-066		

PROPOSED RESIDENTIAL DEVELOPMENT
10725 JONES BRIDGE ROAD
JOHNS CREEK, GA
CONCEPTUAL LAYOUT PLAN

DRAWING NUMBER
1
1 OF 1 SHEETS